


APPENDIX I- PLANNING GRANTAPPLICATION FORM

Applicant (Agency & address - including zip) City of Arvin PO Box 548 200 Campus Drive Arvin, CA 93203		Proposed Date of Completion: Grant Amount Requested: \$150,000.00 If Joint Proposal, list participating entities/ contact person:
Check one City <input checked="" type="checkbox"/> County <input type="checkbox"/> MPO <input type="checkbox"/> COG <input type="checkbox"/> RTPA <input type="checkbox"/> JPA <input type="checkbox"/> Joint Proposal <input type="checkbox"/>		
Lead Applicant's Name: City of Arvin		
Title of Proposal (summarize the deliverable to be funded by this grant) City of Arvin Air Quality & Health Element and Comprehensive Green Zoning Code General Plan Updates		
Applicant's Representative Authorized in Resolution Name: Alan Christensen Title: City Manager Phone: 661-854-3134 Email: alanc@arvin.org		Person with Day to Day Responsibility for Plan (if different from Authorized Representative) Name: Isaac George Title: City Planner Phone: 661-854-3134 Email: issac@arvin.org
<i>Check all of the following that are incorporated or applicable to the proposal:</i>		
Focus Area <input checked="" type="checkbox"/> Focus Area # 1 <input type="checkbox"/> Focus Area # 2 <input type="checkbox"/> Focus Area # 3	Program Objectives <input checked="" type="checkbox"/> Improve air and water quality <input checked="" type="checkbox"/> Promote public health <input checked="" type="checkbox"/> Promote equity <input checked="" type="checkbox"/> Increase affordable housing <input checked="" type="checkbox"/> Increase infill and compact development <input checked="" type="checkbox"/> Revitalize urban and community centers <input checked="" type="checkbox"/> Protect natural resources and agricultural lands <input checked="" type="checkbox"/> Reduce automobile usage and fuel consumption	
Eligibility Requirements (mandatory) <input checked="" type="checkbox"/> Consistent with State Planning Priorities <input checked="" type="checkbox"/> Reduces GHG emissions on a permanent basis <input checked="" type="checkbox"/> Collaboration requirement		
Priority Considerations <input checked="" type="checkbox"/> Demonstrates collaboration & community involvement <input checked="" type="checkbox"/> Addresses climate change impacts <input checked="" type="checkbox"/> Serves as best practices <input type="checkbox"/> Leverages additional resources <input checked="" type="checkbox"/> Serves an economically disadvantaged community <input checked="" type="checkbox"/> Serves a severely disadvantaged community		<input checked="" type="checkbox"/> Improve infrastructure systems <input checked="" type="checkbox"/> Promote water conservation <input checked="" type="checkbox"/> Promote energy efficiency and conservation <input checked="" type="checkbox"/> Strengthen the economy
I certify that the information contained in this plan application, including required attachments, is complete and accurate Signature:  8/30/10 <div style="display: flex; justify-content: space-between;"> Applicant's Authorized Representative as shown in Resolution Date </div>		
Print Name and Title: Alan Christensen, City Manager, City of Arvin		

**Proposal Summary Statement
City of Arvin**

Air Quality & Health Element and Comprehensive Green Zoning Code General Plan Updates

The City of Arvin will pursue the creation of an *Air Quality and Health Element* and a comprehensive *Green Zoning Ordinance Amendment* to its General Plan. These updates will adhere to the intent of the Sustainable Communities Planning Grant and Incentives Program Focus Area #1: Local Sustainable Planning by supporting the development and implementation of effective and innovative local plans that support the state's AB 32 GHG emission reduction targets and implement SB 375 in order to create a sustainable community.

There is a great need to transform the City of Arvin into a sustainable community. Currently, the City of Arvin is an environmental justice community that suffers from the nation's worst ozone pollution. The USEPA has dubbed Arvin "the most polluted city in America." Arvin also contends highest levels of Ozone in the air. From 2004 to 2006, smog contributed to ozone levels that were above national acceptable averages (0.075 parts per million) about 73 days of the year – the highest rate in the US. Increased smog and ozone production in the area is due to photochemical reactions as well as the presence of an inversion layer effect in Arvin due to the nearby mountains which prevent air at ground level from rising and dispersing. The substances that react with nitrogen oxides to form oxidants (the final product of photochemical smog) are trace hydrocarbons (from incomplete combustion) and the hydroxyl radical. Smog is very irritating to sensitive biological tissues and the prevalence of respiratory illnesses and skin rashes are higher in Arvin than elsewhere in the state and country. Residents with both short and long term exposure to GHG emissions and air pollution can suffer ill health effects. Problems commonly seen in the Arvin area include shortness of breath, coughing, wheezing, bronchitis, pneumonia, inflammation of pulmonary tissues, heart attacks, lung cancer, increased asthma-related symptoms, fatigue, heart palpitations, and even premature aging of the lungs and death. Kern County itself has a childhood Asthma rate of 17.5%, as opposed to 12.2 % nationwide.

As a result of these factors, the proposed updates to the Arvin General Plan is proposed to support the development of an innovative local plan that supports the state's AB 32 GHG emission reduction targets and implements SB 375, while creating a more sustainable community. The General Plan update would achieve the following:

The City has been developing an urban greening initiative by use of innovative landscape methods, denser landscaping an approved plan for greening the downtown area with landscaping and traffic calming devices. Preparing a comprehensive greening plan is planned for as part of the Land Use, Conservation, and Open Space Element Update currently being undertaken by the City. In addition, the City is updating the Circulation and Housing, elements at this time. The City wishes to integrate these elements with the proposed *Air Quality and Health Element* and the proposed comprehensive *Green Zoning Ordinance Amendment* to create a low carbon general plan.

The new *Air Quality and Health Element* will be compatible with the other elements currently being updated. The *Green Zoning Ordinance* produced by this project will lay the foundation for vibrant neighborhoods and serve transit users. Walking, bicycling, and transit use will be encouraged; car trips will be reduced. The plan will require pedestrian, bicycle, and street circulation plans for all new developments. Streets will be designed to make it easier for town residents to walk and bicycle. Tree-lined streets will have on-street parking and sidewalks on both sides of the road. This attractive environment will make it more pleasant and convenient for people to walk or bicycle instead of driving, which in turn can reduce air pollution.

Proposal Description
City of Arvin
Air Quality & Health Element and Comprehensive Green Zoning Code General Plan Updates

Step 1: Threshold Requirements

1. Describe how the Proposal is consistent with the State's Planning Priorities, Section 65041.1 of the Government Code.

a. Promote infill development and invest in existing communities;

The City of Arvin proposes to pursue two planning projects under this proposal: A Low Carbon Green Zoning Ordinance and a targeted Air Quality & Health Element update for the City's General Plan. These projects will promote infill development and increase investment in the community by maximizing existing resources, such as land, to promote urban infill development. This infill development will include constructing residential, commercial, and industrial structures on smaller lots and allow subdivision of large infill lots into smaller lots. This infill development will take advantage of existing infrastructure and will have the effect of putting people close to transit options that will enable them to reach downtown areas, thus promoting investment and growth within the community.

b. Protect, preserve and enhance environmental and agricultural lands, and natural and recreational resources; and

The City of Arvin has a right to farm ordinance and is surrounded by agricultural land. The City has been receiving increased numbers of subdivision proposals for residential and commercial uses and it is often zone-changed to allow these developments. The proposed Green Zoning Ordinance will call for increased residential and urban density, density bonuses, commingling of land uses, infill development, city-center developments that allows access to multifarious shopping choices are important components that will contribute to efficient utilization of land resources. The City will aim to preserve the surrounding agricultural lands by utilizing the infill lands first. Recreational resources will be increased and the City is currently working with County of Kern to participate in park facility improvements, for example construction of a spray park, and the use of LED bulbs to save energy. The City is member and active participant of the Kern Council of Governments managed Energy Watch.

c. Encourage location and resource efficient development

The City of Arvin will follow the Ahwanee Principles for resource efficient communities to encourage location and resource efficient development with its proposed plan. The principles that the city will follow to encourage efficient development are summarized as follows:

- 1.) All planning should be in the form of complete and integrated communities containing housing, shops, work places, schools, parks and civic facilities essential to the daily life of the residents.
- 2.) Community size should be designed so that housing, jobs, daily needs and other activities are within easy walking distance of each other.
- 3.) As many activities as possible should be located within easy walking distance of transit stops.
- 4.) A community should contain a diversity of housing types to enable citizens from a wide range of economic levels and age groups to live within its boundaries.
- 5.) Businesses within the community should provide a range of job types for the community's residents.
- 6.) The location and character of the community should be consistent with a larger transit network.
- 7.) The community should have a center focus that combines commercial, civic, cultural and recreational uses.
- 8.) The community should contain an ample supply of specialized open space in the form of squares, greens and parks whose frequent use is encouraged through placement and design.
- 9.) Public spaces should be designed to encourage the attention and presence of people at all hours of the day and night.
- 10.) Each community or cluster of communities should have a well-defined edge, such as agricultural greenbelts or wildlife corridors, permanently protected from development.
- 11.) Streets, pedestrian paths and bike paths should contribute to a system of fully-connected and interesting routes to all destinations. Their design should encourage pedestrian and bicycle use by

being small and spatially defined by buildings, trees and lighting; and by discouraging high speed traffic.

- 12.) Wherever possible, the natural terrain, drainage and vegetation of the community should be preserved with superior examples contained within parks or greenbelts.
- 13.) The community design should help conserve resources and minimize waste.
- 14.) Communities should provide for the efficient use of water through the use of natural drainage, drought tolerant landscaping and recycling.
- 15.) The street orientation, the placement of buildings and the use of shading should contribute to the energy efficiency of the community.

2. Describe how the Proposal will (and include in work plan) reduce, on as permanent a basis that is feasible, greenhouse gas emissions consistent with:

a. California's Global Warming Solutions Act of 2006

i. How will the Proposal reduce greenhouse emissions as compared with business as usual through 2020 and beyond?

Urban sprawl has been the order of the decade concerning development in the Arvin area and the city has expanded largely without proper organization and planning. Climate change impacts are forcing local officials and developers to adapt new methods of land development and resource exploitation. As result of the Arvin Low Carbon General Plan (approved by the city in 2007) and the proposed Green Zoning Code, the city aims to improve Public Health of its residents by implementing a plan that will create a sustainable, mixed-use community designed around mass transit, walking and cycling. Studies have shown that this sort of community plan and design reduces greenhouse gas emissions, air pollution, and a range of adverse health outcomes including traffic injuries, cancers, lung and heart disease, obesity, diabetes, and other chronic health conditions.

ii. Identify the indicators that will be used to measure whether the Proposal will met greenhouse gas emissions reduction targets or requirements?

In December 2009, San Joaquin Valley Air Pollution Control District (SJVAPCD) adopted policy and guidance for addressing greenhouse gas emissions impacts within its jurisdiction. This policy will serve as the primary indicator for Arvin's Air Quality & Health Element as well as objectives for the Green Zoning Element. SJVAPCD's guidance includes use of performance-based standards, based on California and national emissions requirements, to determine significance of GHG emission impacts using GHG emission reduction measures that have demonstrated effective reduction or limiting of GHG emissions. SJVAPCD considers GHG emissions impacts to be less than significant when GHG emission reductions of 29% or more (compared to business-as-usual) are reached through application of GHG emission reduction measures.

b. Any applicable regional plan

i. Cite any applicable regional plan(s).

- Kern County Blueprint
- San Joaquin Valley Air Pollution Control District policies and guidance

The Kern Council of Governments has adopted the Kern Blueprint and the City of Arvin has been active participant in the development of the Plan. The Director of Planning & Building was a member of the Kern Blueprint Planner's Roundtable, a Blueprint Volunteer, and the San Joaquin Valley Air Pollution Control District's Climate Change Workgroups representing the City of Arvin. The City's land use development goals will be consistent with the sustainable development principles of the Kern Blueprint. It is the intent of Arvin's proposed plan updates to incorporate Blueprint principles to the greatest extent feasible in keeping with the desires of the community. It is likely that the Blueprint will form the basis of the Sustainable Community Strategy (SCS) required under SB 375.

ii. Describe how your Proposal will be consistent with the greenhouse gas emission reduction strategies in the applicable regional plan(s).

In December 2009, SJVAPCD adopted Policy 13 and guidance for addressing greenhouse gas emissions impacts within its jurisdiction. This policy calls for development projects within the Plan area to

demonstrate GHG emissions reductions to comply with State and Federal requirements, as feasible, through implementation of SJVAPCD GHG emission reduction measures or quantification of reduction from additional measures. The City of Arvin will comply with those standards on all developments within the City. Due to the environmental justice designation of the City of Arvin, SJVAPCD has been working very closely with staff to identify and implement such measures. For example, the City has recently changed six of its police vehicles into hybrids with an air district grant. The Air Quality and Health Element goals and objectives will be prepared in close consultation with the SJVAPCD. The City will request SJVAPCD to review and recommend appropriate land use policies that will reduce or cause to reduce gas emissions. The proposed plans, which will support GHG emissions reduction strategies outlined in the Kern County regional plan and California Air Resource Board (ARB) policies, will reduce GHG emissions in a manner consistent with ARB greenhouse gas targets for SB 375.

3. Meet the Collaboration Requirements of the focus area applicable to the Proposal (See Section II).

a. See Section III, Focusing Funds, for the Collaboration Requirements applicable to the Proposal.

The City of Arvin will draw upon the expertise of the American Lung Association, the Kern County Public Health Department, the Kern County Environmental Health Department, the San Joaquin Valley Air Pollution Control Board, the Committee for Better Arvin, and the Dolores Huerta Foundation when seeking collaboration for the design and implementation of the proposed Low Carbon Green Zoning Ordinance and Air Quality & Health Element updates. These organizations will be represented on a locally-created Advisory Committee that will assist the City and its consultants in the preparation of the Air Quality and Health Element as well as the integration of those elements with the City's existing Land Use, Open Space and Conservation element.

Step 2: Program Objectives

Identify and describe the Program Objectives projected to be achieved by the Proposal.

Identified Objectives:

The project will touch upon all program objectives:

- | | |
|--|--|
| ✓ Improve Air and Water Quality | ✓ Promote Public Health |
| ✓ Promote Equity | ✓ Increase Housing Affordability |
| ✓ Promote Infill and Compact Development | ✓ Revitalize Urban and Community Centers |
| ✓ Protect Natural Resources and Agricultural Lands | ✓ Reduce Automobile Usage and Fuel Consumption |
| ✓ Improve Infrastructure Systems | ✓ Promote Water Conservation |
| ✓ Promote Energy Efficiency and Conservation | ✓ Strengthen the Economy |

However, the City will place specific focus on achieving the objectives to Improve Air and Water Quality; Promote Public Health; Promote Equity; Increase Housing Affordability; Promote Infill and Compact Development; and Revitalize Urban and Community Centers when developing the proposed planning projects.

Descriptions of Objectives:

Improve Air Quality:

- 1. *Strategies used to meet objective:*** Policies will be included in the proposed Air Quality & Health Element to use trees and plants that do not have allergens to minimize asthma outbreaks in urban planning scenarios within the city. The proposed plans will contain requirements for the inclusion of rain gardens and bio-swales to cut particulate matter emissions. The plan will also contain provisions that will enable the city to coordinate with local farmers and urge the adoption of organic farming practices within a certain circumference around the city. This and similar agricultural land-use techniques will help reduce use of pesticides and mitigate pesticide pollution in local water sources.
- 2. *Indicators used to measure the outcomes:*** When measuring environmental impacts on improved air quality, measurable differences in the quality of air, water or soil may take years to become apparent.

In these situations, the City will consider using indicators of outcomes. These outcome indicators include the early steps, or stages, of change that logically occur before a difference in the environment can be measured. These are indicators, which if accomplished by a sufficient number of people within the locality of Arvin, will logically have a positive outcome on the environment. The strategy undertaken by the City will be to identify appropriate outcome indicators and then periodically inquire about the degree of compliance with those indicators. Indicators used for to measure air quality will include the following:

<i>Indicator</i>	<i>Desired Outcome</i>
Ozone and particulate matter	Decrease
Greenhouse gas emissions	Decrease
Bicycle and transit ridership	Increase

3. ***How the proposal will be consistent with the State Implementation Plan:*** The California State Implementation Plan (SIP) sets limits for activities for ozone, carbon monoxide and particulate matter. The City of Arvin will adopt Land Use, Air Quality and Health objectives in the General Plans and implementing requirements through the Green Zoning Code.

Improve Water Quality:

1. ***Strategies used to meet objective:*** The proposed Green Zoning Code will use water conservation measures through planning and building permit issuance to meet water conservation objectives. The City will work with the Arvin Community Services District (Water District) to improve the quality of water in Arvin. The services will be emphasized in the Air Quality and Health Element.
2. ***Indicators used to measure the outcomes:*** The indicators for water quality will consist of the amount of water conserved through the smart landscaping practices and irrigation requirements in the proposed zoning code. Further indicators will include the amount of clean water provided with impurities, such as arsenic and phosphates, which are currently challenging the efforts of the Water District. Indicators and outcomes for water quality are summarized below:

<i>Indicator</i>	<i>Desired Outcome</i>
Water use	Decrease
Water Conservation Practices	Increase
Impaired water samples	Decrease

3. ***How the proposal will be consistent with the State Implementation Plan:*** The program objectives concern protecting the Arvin community from drought, protecting and improving water quality, and improving local water security by reducing dependence on imported water. The intent of the locally generated planning document is to promote and practice integrated regional water management to ensure sustainable water uses, reliable water supplies, better water quality, environmental stewardship, efficient urban development, protection of agriculture, and a strong economy. Such goals are consistent with the California SIP. Currently, a potable water supply in Arvin is offered through the Arvin Community Services District; however, the City will include the water district in its deliberations so that both entities can coordinate the general plan objectives and the water agency objectives by standing on a common platform to achieve the objectives of the Integrated Regional Water Management Plan.

Promote Public Health

The City of Arvin is one of the most polluted cities in U.S. Prevalence of respiratory illnesses and skin rashes are higher in Arvin. The USEPA has dubbed Arvin “the most polluted city in America.” Arvin also contends highest levels of Ozone in the air. From 2004 to 2006, smog contributed to ozone levels that were above national acceptable averages (0.075 parts per million) about 73 days of the year – that’s the highest rate in the Country. Kern County itself has a childhood Asthma rate of 17.5%, as opposed to 12.2 % nationwide. Land use and public health closely connected. According to the American Lung Association, Communities designed around automobiles face repressive traffic, air pollution, reduced opportunities for physically active lifestyles, and tend to be significant sources

of greenhouse gas emissions. Due to these conditions, residents in these communities are more likely to suffer from a wide range of chronic health conditions such as obesity, asthma, and other respiratory difficulties. Further, their contribution to climate change is expected to compound this problem by increasing these health burdens and risk factors over time, particularly in low income communities, communities of color, and among the elderly, children and those with pre-existing illnesses. Conversely, communities designed around practical transportation alternatives to the automobile such as walking, biking, and public transportation, allow residents to incorporate physical activity into their daily lifestyles, breathe cleaner air and reduce their contribution to climate change (carbon footprint).

1. **Indicators used to meet public health objectives:** Policies will be included in the proposed Air Quality and Health Element to minimize asthma outbreaks, cut particulate matter emissions, as well as reduce and mitigate pollution from hazardous materials. Indicators will consist of reduction of ozone and particulate levels in the air, a reduction in local cases of respiratory illnesses, particularly asthma, an increase in healthy activities available to residents, and an increase in numbers of healthy youth and adults within the Arvin area, .

<i>Indicator</i>	<i>Desired Outcome</i>
Ozone levels and greenhouse gas emissions	Decrease
Respiratory illnesses	Decrease
Availability healthy activities	Increase
Number of healthy youth and adults	Increase

2. **How the proposal addresses and responds to the definition of a healthy community:** The Strategic Growth Council defines a healthy community as one that meets the basic needs of all residents, ensures quality and sustainability of the environment, provides for adequate levels of economic and social development; and assures social relationships that are supportive and respectful. To meet the basic needs of all residents, the Green Zoning Code plan will incorporate policies that provide for Safe, sustainable, accessible and affordable transportation options and which work for complete and livable communities via compact infill development for residential and commercial properties within the City bounds. The Air Quality and Health update will provide policies to provide adequate health care and prevention measures primarily related to air pollution and prevention of respiratory illnesses. To provide a healthy environment in Arvin, the proposed Green Zoning Code will contain various provisions that will work towards community health. These concern a variety of measures including preservation of natural and open spaces through the Green Zoning Ordinance plan as well as provisions to maintain clean air, soil and water through minimized waste and greenhouse gas emissions. The Green Zoning Ordinance will provide policies for health through more concentrated residential and commercial development within the City and other measures to support increased social relationships by enabling greater access to community facilities. This will in turn increase levels of social and civic engagement among local residents and help make Arvin safer and provide a healthier social environment.
3. **How the proposal will identify public health co-benefits and potential adverse health consequences:** Arvin will take a community design approach to environmental health with the objective of reducing the number of people exposed to air that does not meet the U.S. Environmental Protection Agency's health-based standards for harmful air pollutants as part of its Air Quality and Health general plan update. The City will work to increase use of alternative modes of transportation to reduce motor vehicle emissions and improve the nation's air quality as part of its Green Zoning Ordinance. Both proposed plans will work to reduce air toxic emissions to decrease the risk of adverse health effects.
4. **Negative consequences associated with the Proposal and the approach to mitigating or preventing them:** The City has passed an ordinance calling for 5,000 square foot lots as opposed 6,000 square-foot lots within the existing core areas of the city. This increasing density may have a negative aesthetic impact of a crowded look; however, the aesthetics of urban density can be improved through

attention to planning details and the appropriate urban aesthetic design. There are no known negative health effects associated with the proposed plans.

5. ***Collaboration with local health officer/health departments:*** The City will be collaborating with the Kern County Health Department, which has promised to assist the city in identifying special land use policies that contributes to healthy communities. The Planning & Building Director is a member of the Asthma Coalition of Kern County and has established a rapport with health officials in the area.
6. ***Assistance from local health agencies:*** The City will draw upon the expertise of the American Lung Association and the Kern County Public Health Department and the Kern County Environmental Health Department and the San Joaquin Valley Air Pollution Control Board to be represented on an Advisory Committee to assist the City and its consultants to prepare the Air Quality and Health Element and integrating those with the Land Use, Open Space and Conservation element.

Promote Equity

3. ***Strategies used to meet objective:*** The following are categories that will be used for equity analysis by the City: Income class (with special attention to very low income); Travel mode (walker, cyclist, transit rider, rideshare passenger, motorist, etc.); Gender and age of residents; Ability to drive (i.e., whether or not people have access to an automobile) and type of driver (i.e., high- and low-mileage, high- and low-risk); Geographic location (urban, suburban or rural resident, resident within or outside a particular jurisdiction); Physical ability (able-bodied, people with various types and degrees of disability); Travel need (employed, parents with children, people with special medical needs); Cost bearer (i.e., degree to which a group pays taxes and fees, or bears other costs such as noise pollution or crash risk). The City of Arvin plans to conduct an equity analysis and prepare an equity mitigation measures chart that shows how equity will be achieved.
2. ***Indicators used to measure the outcomes:*** Indicators will include increased Access to transportation, job growth compared to job quality, increased availability of affordable housing and an increased amount of housing close to transportation options employment centers.

<i>Indicator</i>	<i>Desired Outcome</i>
Proportion of jobs and housing close to transit	Increase
Access to public transportation for all residents	Increase
Number of quality jobs in the local community	Increase
Affordable Housing	Increase

3. ***How the proposal will be consistent with the State Implementation Plan:*** The entire City of Arvin is a severely disadvantaged community. A cross section of the public is expected to be actively involved with participating in the plan-making process, and they will take part in the following tasks: Identification of community issues; Potentials and constraints in planning; Review of documents and commenting; Suggestions for plan making – policies, programs, and projects; Plan implementation

Increases Housing Affordability

1. ***Strategies used to meet the objective:*** The following strategies will be employed by the City to increase the affordability of local housing. The City will increase the supply of more-affordable housing in the region; Reduce the number of people in core housing need, especially low income renters; Secure more funding for non-market and low end of market housing; Establish and enhance pro-affordability local government policies and regulations; Facilitate community-based affordability partnerships and initiatives; and build neighborhood level support for housing affordability.
2. ***Indicators used to measure the outcomes:*** The indicators will consist of ensuring that the housing supply meets regional House Needs Allocation for extremely low, very low and low income households as well as growth in low to moderate income housing availability. The city will also track housing owners with costs greater than 35% of income.

<i>Indicator</i>	<i>Desired Outcome</i>
Affordable housing in conformance with RHHA	Increase
Low to moderate income housing availability	Increase

Home owners with costs more than 35% of income

Decrease

3. ***How the proposal will be consistent with RHNA housing affordability requirements:*** Arvin has several affordable housing projects that have been built and operated by the Kern County Housing Authority. A 48-unit affordable housing project with tax credit funding and set-aside monies from RDA will fund the project. The market rate and affordable housing in Arvin has consistently met the RHNA requirements. Currently the City's housing element is being updated in conjunction with the Land Use, Open Space and Conservation Element and the Circulation Element.

Promote Infill and Compact Development

1. ***Strategies used to meet the objective:*** Infill will consist of building housing and/or retail in vacant lots within established neighborhoods or filling in deteriorating blocks with mixed-use (commercial and residential) development. Specific infill strategies employed by the City of Arvin will be: Developing strong policy and support and commitment; Creation of plans and zoning that support infill goals; Streamlining of local regulatory process for development; Creation of flexible standards and clear design guidelines; Use of financial incentives to attract residents and businesses;
2. ***Indicators used to measure the outcomes:*** Indicators will consist of the Proportion of jobs and housing units within ½ mile of transit and the number of housing units located within 1 mile of transit facilities as well as acres of agricultural land preserved around the City.

<i>Indicator</i>	<i>Desired Outcome</i>
Proportion of jobs and housing within ½ mile of transit	Increase
Infrastructure improvements serving infill development	Increase
Acres of agriculture preserved	Increase

Revitalize Urban and Community Centers

1. ***Strategies used to meet the objective:*** The City is master-planning a central area known as Jewette Square. It is planned to integrate a park, a nature museum and a park and ride facility with new shopping complexes. The City is also actively promoting a façade rehabilitation program by providing RDA loans at low interest rates or no interest and waiver of loan. The proposed extensive landscaping and traffic calming plans along the 223 Highway corridors that traverses the downtown area will be an added feature.
2. ***Indicator used to measure the outcomes:*** Growth local retail development; growth in low-moderate income housing within city; increase in sales tax revenue; reinvestment and revitalization of local services; reduced transportation expenses among residents; reduced vehicle traffic and emissions within the city.

<i>Indicator</i>	<i>Desired Outcome</i>
Infrastructure improvements serving infill development	Increase
Local Retail Development	Increase
Availability of Housing within city	Increase
Sales Tax Revenue	Increase
Number of jobs in the local community	Increase
Transportation costs	Decrease
Vehicle traffic and emissions within city	Decrease

Step 3: Priority Considerations

1. **Proposal demonstrates ongoing collaboration with state, regional and local, public and private stakeholders and community involvement.**

a. Describe tasks undertaken by all entities involved in the work plan.

Task 1 - Project Planning and Coordination: The City of Arvin Department of Planning and Building, Planning Consultant, and Local Government Commission in coordination with various project partners

will work with government agencies, special districts, property owners, local businesses and residents to identify issues and stakeholders and gather physical planning information related to the study area.

Task 2 - Conduct Outreach and Publicity for Charrette/Workshops: In close coordination with the project partners, Department of Planning and Building, Planning Consultant and LGC will lead the publicity and outreach effort throughout the course of the project.

Task 3 - Conduct Analysis and Documentation: Department of Planning and Building, Planning Consultant and LGC will analyze existing zoning codes, public infrastructure and private development standards, building types and intensities, streetscapes, and layout and design character of neighborhoods, districts and corridors. Department will analyze existing air quality studies and surveys & coordinate with local health agencies to conduct any new assessments. City will use key performance indicators to conduct a baseline assessment of sustainability performance.

Task 4 - Conduct Design Charrette and Evaluate Impacts: The design charrette is central to the development of the form-based code. Planning and Building Department with assistance from the LGC will organize the charrette and workshops, with local coordination support from various community partners. Technical expertise during the charrette and workshops will be provided by the Arvin Planning and Building Department with assistance from an outside consultant. The design charrette will be conducted over a five-day period. Base-case and plan alternatives will be analyzed to evaluate how they help to meet the indicators listed in the Proposal Description.

Task 5 - Plan Development: Following the community design process the Planning and Building Department, consultant, and LGC will develop the codes for the Comprehensive Green Zoning Plan and the Air Quality and Health Update through an iterative process with City government, organizational partners, and representatives from the community.

Task 6 – Administration: Grant administration will be handled by the Arvin Planning and Building Department, Local Government Commission, and the City of Arvin. This includes contracting, progress reporting, accounting, invoicing and provision of documentation as required by the Strategic Growth Council.

b. Describe how other entities will be engaged in the development and/ or implementation of the Proposal.

The primary entity involved with the project will be the City of Arvin Planning and Building Department, with the Director, Isaac George, serving as the project coordinator with responsibilities over the project activities. The City of Arvin government, including the City Council and City Manager, Alan Christensen, will serve as the authorized representatives and have final responsibility over project activities. The Planning and Building Department will be responsible for all meetings relating to the two proposed planning projects; coordination between other agencies (described below); determining the project vision, goals, objectives and anticipated outcomes of the projects; preparation of drafts and final approved plans; and implementation of the plans. The Local Government Commission and Kern County Planning & Community Development Department will assist the City in determining Community needs, goals and objectives, desires, comments for the proposed plans as well as with community outreach efforts. The Dolores Huerta Foundation, the Committee for Better Arvin, various interest group representatives, and members of the general public will serve as advisory bodies for the City and the Planning and Building department, providing input and suggestions for the proposed plans.

The City of Arvin will enlist the help of the Kern County Planning & Community Development Department and the Local Government Commission when developing the Air Quality and Health Element. The primary duty of these organizations will be to conduct the visioning conference that will be held in the early stages of the planning process. The City will also actively involve the Kern County Health Department in developing general plan policies that create Healthy Communities. The idea behind the preparation of the Air Quality & Health Element as proposed in this grant is actually the culmination of early discussions between the county Health Department staff and the City of Arvin. Further, The City will contact and consult with members of the churches, service clubs, volunteer agencies, chamber of commerce, educational institutions, and senior centers to be part and parcel of the development of the Air Quality and Health Element and the Comprehensive Green Zoning Ordinance. The project will employ a

wide-spread public outreach campaign and active public engagement. The City will enlist the participation of the Dolores Huerta Foundation to disseminate and educate the people on the need to participate in local plan-making. Collaboration with community partners such as the Dolores Huerta Foundation and the Committee for Better Arvin will enable outreach to the community and facilitate increased community participation in terms of voicing preferences and feedback on draft plans.

c. Describe how the community will be engaged in the planning process.

The City will collaborate with community partners to provide outreach that facilitates increased community participation and feedback on the planning process and the development of the two proposed plans. For community outreach, the City will use traditional methods through flyers, and mailers and modern methods such as emailing and web-casting providing information on the City web site where the public can view and comment on designs and improvements at various stages of plan-making. The community partners selected have worked on similar projects in Arvin and are very familiar with the myriad issues confronted by the City.

2. Proposal demonstrates strategies or outcomes that can serve as best practices (BPS) for communities across the state.

a. Does the proposal include tools or processes that could be easily accessed and used by other government agencies to develop plans or strategies for sustainable communities?

The City of Arvin's proposal includes several tools and processes that can be accessed and used by other government agencies for sustainable planning. As described in section 1.c of the threshold requirements section, the City will follow the Ahwanee Principles for resource efficient communities to encourage location and resource efficient development with its proposed plan. The City will also use the policies and guidance for addressing greenhouse gas emissions impacts adopted by the San Joaquin Valley Air Pollution Control District (SJVAPCD) in December 2009. SJVAPCD's guidance includes use of performance-based standards, based on California and national emissions requirements, to determine significance of GHG emission impacts using GHG emission reduction measures that have demonstrated effective reduction or limiting of GHG emissions. These standards and policies are currently in use by cities and counties across the San Joaquin Valley, including Arvin. The Kern County Blueprint followed by the City is also in use by other local governments within the county and is available to entities outside Kern County as well. Existing local plans dealing with sustainability such as the Arvin Low Carbon General Plan (adopted 2007) are also available for reference and use by other cities in Kern County and the San Joaquin Valley.

b. How will your agency promote and share the Proposal's information, tools or processes?

Arvin will use electronic methods such as emailing and providing information on the City web site to allow other government agencies to access the information and tools used by the city. Local print and television media outlets may be contacted as well. All of the policies and tools described above are easily available to other organizations through websites and databases.

3. Proposal is leveraged with additional resources, in-kind or funds. Identify in Appendix L, Budget.

a. Identify funding sources and amount already committed to the proposal and expected timing of funds. Detail whether funds are in the form of cash contributions, in-kind services, volunteer effort, donated labor or materials, technical expertise, etc.

Additional funding sources to prepare a General Plan are almost non-existent within the City of Arvin. The 2007 budget of the City of Arvin was only \$8,165,556, for example, which was stretched to fund the various city services. With a supermarket as its only major retail outlet, Arvin lacks the sales tax base to effectively fund all but the most necessary services. The Arvin General Plan was adopted in the late eighties and has not been updated since then. Planning and building functions were outsourced for many years; consequently, potential housing and economic development projects have not moved at a pace that was desirable. If funding is granted through this application, the City will begin work in November 2010 on developing the proposed projects. The funding request will cover the cost to hire a consultant who is

proficient in sustainable neighborhood strategies that incorporates smart growth, transit-oriented, and mixed-use development; and the Environmental Impact Report, running an independent air modeling study to determine whether the threshold of significance for cancer causing pollutants has been exceeded. This is important in that no health risk or ecological risk assessments have been studied in the Arvin community in the past and such studies could be undertaken, if necessary, in the future.

b. Identify potential future funding sources and the amount expected to be committed to the proposal.

Detail whether funds are in the form of cash contributions, in-kind services, volunteer effort, donated labor or materials, technical expertise, etc.

As noted above, additional funding sources to prepare a General Plan are almost non-existent within the City of Arvin due to the lack of an effective sales tax base and budgetary restrictions due to the current economic climate and state funding cuts.

4. Proposal Addresses Climate Change Impacts.

a. Identify the potential climate change impacts on the population, or human or natural areas, or systems most vulnerable to those impacts within the planning area.

Currently, Arvin is one of the most polluted cities in the US, largely as a result of the inversion layer effect caused by the presence of the Tehachapi Mountains that block the air. The inversion layer acts as a lid to prevent air (and any contaminants it contains) from rising and dispersing and consequently, the air retains poor quality. Any concerted attempt by the City of Arvin to reduce emissions will go some distance toward improving local air quality.

Research shows that land use patterns play a significant role in reducing Vehicle Miles Traveled (VMT) and thus in reducing energy consumption and its associated greenhouse gas emissions. As will be demonstrated by the policies in Arvin's Comprehensive Green Zoning plan and Air Quality update, VMT can be reduced by promoting strategies such as compact development in close proximity to existing development, high density land uses arranged to encourage pedestrians, bicycle use and transit use by promoting higher densities, transit oriented and development of mixed use and clustering of uses. This type of compact infill development can reduce the need to drive between 20 and 40 percent, as compared with traditional suburban-type development. It is realistic to assume a 30 percent cut in VMT with compact development. Making reasonable assumptions about growth rates, the market share of compact development and the relationship between CO2 reduction and VMT reduction, this type of development could, by itself, reduce total transportation related CO2 emissions from current trends by 7 to 10 percent as of 2050. It is expected that the effects and the procedures outlined in the plans themselves will support GHG emissions reduction strategies outlined in both the Kern County regional plan and by the California Air Resource Board (ARB) policies. The ideal climate change impact generated by the proposal will be to establish policies that reduce GHG emissions in the Arvin area in a manner consistent with state ARB greenhouse gas targets for SB 375, which could be as much as 7% by 2035, according to estimates for the San Joaquin Valley by ARB.

b. How does the proposal improve adaptation to the impacts for these populations, human or natural areas, or systems?

The proposed plans will incorporate such features that will reduce the carbon-footprint made by the City and require developers to comply with objectives that ensure sustainability and environmentally-sound practices. Elements of sustainable development that improve adaptation to environmental impacts for local human and natural populations will include the following features:

1. Mix land uses.
2. Take advantage of compact building design and urban layout.
3. Create housing opportunities and choices for a range of household types, family sizes, and incomes.
4. Create walkable neighborhoods.
5. Foster a distinctive, attractive community with a strong sense of place.
6. Preserve open space, farmland, natural beauty, and critical environmental areas in Arvin.

7. Strengthen and direct development towards the existing community.
8. Provide a variety of transportation choices within the city.
9. Make development decisions predictable, fair, and cost-effective.
10. Encourage community and stakeholder collaboration in development decisions.

5. Proposal serves an economically disadvantaged community.

a. How will this proposal specifically benefit a disadvantaged or severely disadvantaged community?

A “Severely Disadvantaged Community” is a community with a median household income significantly below the statewide average. The median household income of \$31,249 for Arvin is only 51% the State Median Household Income of \$61,021 (according to the 2008 Census). Arvin is also an environmental justice community. The severe social and economic distress the City has experienced in recent years is outlined below:

- The net increase in per capita income between 1990 and 2000 was only 2.1 percent. According to the 2000 U.S. Census Arvin’s per capita income was \$7,408. In 1990, the per capita income was \$7,252.
- Arvin household income is less than 60% of the State Median income.
- The unemployment rate was four times higher than the California unemployment rate in 2004. According to the California Labor Market website, California’s unemployment rate for 2004 was 6.2 percent while Arvin’s rate was 26.7 percent.
- The percentage of persons below the poverty level in 2000 was 32.5 percent. According to the 2000 U.S. Census, Arvin’s population was 12,864 of whom 4,192 were below the poverty level.
- According to the 2000 Census, 80.7 percent of Arvin residents speak a language other than English (mostly Spanish) in the home. This compares to 17.9 percent nationwide.
- Per capita taxable sales lag behind the rest of Kern County. According to the California State Board of Education, as cited by the California Department of Finance, in 2005 Kern County had per capita sales of \$13,665.16 compared to Arvin’s \$3,403.54.
- President Bush declared Arvin and surrounding jurisdictions a disaster area on April 14, 2005 (Disaster summary No. FEMA-1585-DR with an incident type of Severe Storms, Flooding, Landslides, and Mud and Debris Flows). The Incident Period was February 16-23, 2005.

b. Discuss how the economically disadvantaged community has been and will continue to be engaged and participatory in the development of the proposal.

The level of community participation during public hearings and workshops conducted so far has been minimal, potentially due to “perceived” and “real” language barriers, although the City provides interpreters at Council meetings. This is due to the fact that the City of Arvin is a minority community where about 80 percent of the people are Spanish speaking residents. There are no home owners interest groups in Arvin. This underscores the importance of the need to reach out every member of the community (home owners and renters) by mail, email, city webs site, local newspaper and advertisements. The City will also contact members of the churches, service clubs, chamber of commerce, educational institutions, and senior centers. The project will employ a wide-spread public outreach campaign and active public engagement. The City will consult all churches, voluntary agencies, and service clubs to be part and parcel of the development of the Air Quality and Health Element and the Comprehensive Zoning Ordinance. Further, the City will enlist the participation of the Dolores Huerta Foundation who is reputed among the farm worker population in the area. The City believes that it will be able to garner the support of the Foundation to disseminate and educate the people on the need to participate in plan making.

Step 4: Organizational Capacity

1. What is your organization’s experience in completing this type of Proposal or similar Proposals? Is the expertise needed for the successful development of the Proposal available within the organization? If not, how do you plan to acquire it?

The City of Arvin Planning and Building Department is in the process of updating its Land Use, Circulation, Housing, conservation, and Open Space elements at this time. The City has also prepared plans for greening the downtown corridor, with landscaping, traffic calming devices, and an attractive built environment. Further, the City has prepared plans for a natural heritage museum and a spray park. The City's Planning and Building Director, Isaac George, is an accomplished Planning & Community Development professional with over 25 years of experience. The Director has Master's Degrees in Urban Planning, Development Planning, and Public Administration and has prepared and implemented many plans in his professional career. The Director oversees several consultants hired by the city to prepare various plans. For the proposed project, funds will be requested to hire a consultant to assist the Planning and Building Department. The consultant will be expected to be proficient in creating plans containing sustainable neighborhood strategies that incorporate smart growth, transit-oriented, and mixed-use development.

2. Do you have active partners that will help develop the Proposal? How?

The City is partnering with Kern County Council of Governments (KCOG) and the Local Government Commission to conduct a Visioning Conference on the proposed plans and has professional consultants who will lead the Charrettes. Professional planners will be hired to prepare the proposed Air Quality and Health Element and the Green Zoning Ordinance. The City will also work with local agencies such as Arvin Transit Department, the Community for better Arvin and Dolores Huerta Foundation to motivate general public to attend and provide valuable input in the preparation of the plan. Other county and community organizations such as the Kern County Department of Public Health, SJVAPCD, and others will also take part in the planning process. Discussions with the Kern County Health Department regarding development of an Air Quality and Health plan are already underway.

3. How will the Proposal be kept on schedule and within budget?

The proposal will be kept on schedule and within budget in the same manner as past successful projects have been. A detailed work plan has been created detailing parties responsible for high level activities and milestones, including proposed start and end dates for each activity. This work plan was created with the input, direction, and approval of each involved party.

4. If the Proposal goes over budget, explain your contingency plan to cover the cost.

It is unlikely that the proposal will be over budget, given project management by the City's experienced grant administrator. However, a contingency will be established in the original budget and in the event that the contingency is approached, work will be stopped. Additional funding sources will be sought, including general funds and redevelopment funds, additional grants, and/or developer fees to cover general plan preparation.

5. Identify in the work plan how the proposal will be implemented, including zoning updates if applicable.

Please see attached work plan document for further details on proposal implementation.